



May 14, 2014

Item No. 4

**AUTHORIZATION TO EXECUTE CONTRACT WITH CLAMPETT INDUSTRIES,
LLC FOR ASSET ASSESSMENT AND STRATEGIC PLAN CONSULTING SERVICES**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Clampett Industries, LLC (d/b/a EMG) for Asset Assessment and Strategic Plan Consulting Services in the firm fixed amount of \$ 1,388,715.00.

The Deputy Chief and the Director of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommends approval of this item accordingly.

CORPORATE GOAL:

Plan Forward Goal 1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

Plan Forward Goal 2: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: Capital Fund

SOLICITATION SUMMARY

Request for Proposal No.: RFP 14-01290

Vender: Clampett Industries, LLC (d/b/a EMG)
222 Schilling Circle, Suite 275
Hunt Valley, Maryland 21031

Contract Type:

Professional Services

Base Contract Amount: \$1,388,715.00

Solicitation Release Date:

March 6, 2014

Days Advertised: 30 Days

Option Period: not applicable

Publications: Chicago Sun-Times, Defender,
Extra, CHA website, BuySpeed

Vendor List: 15

Pick-Up List: 9

Pre-Bid Date: March 13, 2014

Solicitation Due Date: April 10, 2014

Assist Agencies: 71

Respondents: 4

M/W/DBE Respondents: 1

<u>COMPLIANCE INFORMATION</u>	New Hires Needed	Required	Proposed
M/W/DBE Participation		\$277,743 (20%)	\$277,743 (20%)
Section 3 Hiring No. (30% of new hires)	0	0	0
Section 3 Business Concern		\$ 41,661.45 (3%)	Other Economic Opportunity
- Other Economic Opportunity	EMG will advertise specific internship positions upon being engaged by the CHA and will hire up to two paid interns. The interns will have the opportunity to work with the EMG Team throughout the duration of the project as well as after. They will assist in the CHA assessments as part of the team, developing photographic logs, item descriptions and deficiency classifications.		

GENERAL BACKGROUND /EXPLANATION

In 2013 the Department of Housing and Urban Development issued the Physical Needs Assessment Rule (24 CFR Part 905). The PNA Rule requires:

All 3000+ PHAs nationwide to complete a comprehensive PNA for each of their public housing developments once every five years and to update these assessments annually. The rule requires modernization and life-cycle replacement repair needs projected over a 20-year period rather than a 5-year period and integrates performance of the PNA with an energy audit at least once every 5 years.

This asset assessment and strategic plan deliverables will provide CHA with the information necessary to understand its short and long term capital needs, prioritize capital investments using a web-based management system, and establishes an informed estimate of future costs.

The general scope of work includes: a facilities assessment and condition study, as well as inspection of 100% of the residential units consistent with the HUD Green Physical Needs Assessment (GPNA) criteria; completion of Rental Assistance Demonstration (RAD) physical condition assessment and energy audits in select CHA properties, which allows proven financing tools to be applied to at-risk public and assisted housing; and delivery of a strategic capital plan recommendation for short- and long-range capital plan development.

PROCUREMENT INFORMATION

On March 6, 2014 CHA issued a Request for Proposal 14-01290 soliciting competitive proposals from firms qualified to provide asset assessment and strategic planning services. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The pre-bid conference was held on March 13, 2014.

The CHA issued three addenda: March 28, 2014, April 3, 2014, and April 4, 2014. The first two answered Requests for Information (RFIs), and the last distributed revised cost proposal sheets for respondents to complete.

The solicitation was advertised for 30 days. The CHA received and opened 4 bids on April 10, 2014, and of the respondents, one (1) was an M/W/DBE vendor. The recommended awardee is Clampett Industries, LLC whose best and final fee proposal was in the fixed fee amount of \$1,388,715.00

Clampett Industries, LLC was most competitive in how they described the plan for staffing key positions, their method of assigning work and the proposed database structure. Further, they have over 26 years of experience in asset assessments and strategic planning. In 2010 EMG was the prime contractor for physical needs assessments and reserve studies for the CHA. Their public housing clients include, but are not limited to, Los Angeles, Baltimore, Cuyahoga Metropolitan, Philadelphia, Cook County, Newark, Milwaukee, and Atlanta.

Based on the foregoing, the Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Clampett Industries, LLC for Asset Assessment and Strategic Plan Consulting Services for the firm fixed price of \$1,388,715.00.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Deputy Chief and Interim Director of the Capital Construction Department concur with the recommendation to enter into a contract with Clampett Industries, LLC for Asset Assessment and Strategic Plan Consulting Services.

The CEO/President recommends approval to enter into a contract with Clampett Industries, LLC for the Asset Assessment and Strategic Plan Consulting Services.

RESOLUTION NO. 2014-CHA-70

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 11, 2014 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH CLAMPETT INDUSTRIES, LLC FOR ASSET ASSESSMENT AND STRATEGIC PLAN CONSULTING SERVICES"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Clampett Industries, LLC to provide asset assessment and strategic planning services to the CHA in the firm fixed fee amount of \$1,388,715.00.

This award is subject to the Contractor's compliance with applicable CHA MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

